

ZONING AND BUILDING AGENDA

JULY 12, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

247592 DOCKET #7227 - TED PANAGIOTOPOULOS, ANTHONY DINOVELLA, CYNTHIA L. BUDA TRUST, GAEL STINAUER, VINCENT A. BILLOTTO, JR., THOMAS MCAULIFFE, MARION LESNICKI, Owners c/o, 332 West Burlington, LaGrange, Illinois 60525, Application (No. SU-21-21; Z01137). Submitted by Matthew M. Klein, 332 West Burlington, LaGrange, Illinois 60525. Seeking a SPECIAL USE in the R-3 Single Family Residence District for a Planned Unit Development for nine (9) single family residences in Section 32 of Palos Township. Property consists of approximately nine (9) acres located on the east side of Wolf Road approximately 593 feet south of 131st Street in Palos Township. Intended use: Nine (9) single family lots (as existing), wetland conservation area (as existing), private road (as existing – Frances Lane), private gate entry at Wolf Road. **Recommendation: That the application be granted.**

269174 DOCKET #7816 - JIMMY LIPKIN, Owner, 9754 South Torrence, Chicago, Illinois 60617, Application (No. SU-05-01; Z05011). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE, in the R-3 Single Family Residence District for horse gaming show and related structures (barn, stable, etc.) in Section 31 in Bloom Township. Property consists of 4.76 acres located at the east side of Torrence Avenue approximately 162 feet north of 30th Street in Bloom Township. Intended use: Horse gaming show and related structures. **Recommendation: That the application be granted for a temporary permit to have horse shows no more than four (4) times in 2005.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

272001 DOCKET #7860 – D. & N. NIXON, Owners Application: Variation to reduce lot width from 150 feet to 126 feet (existing) for a sunroom addition in the R-3 Single Family Residence District. The subject property consists of approximately 1.15 acres, located on the north side of Public Street, approximately 344.69 feet west of Wolf Road in Lyons Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272002 DOCKET #7874 – J. & M. RICHEL, Owners Application: Variation to reduce left side yard setback from 15 feet to 12 feet for a shed in the R-4 Single Family Residence District. The subject property consists of approximately 1.1 acres, located on the east side of Will Cook Road, approximately 250 feet south of Ford Road in Palos Township. **Recommendation: That the application be granted with conditions.**

Conditions: The proprietor will not keep more than three ducks at any given time in his shed.

Objectors: Two neighbors objected to the applicant keeping up to 26 ducks on the property and the odor that was being emitted from them.

272003 DOCKET #7881 – J. SEBERT, Owner Application: Variation to increase height of fence in front and corner side yard from 3 feet to 7 feet (existing) in the C-4 General Commercial District. The subject property consists of approximately 1.61 acres, located on the southwest corner of Bisterfield Road and Martha Street in Elk Grove Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 272004 DOCKET #7882 – A. REED, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 3 feet and reduce left interior side yard setback from 10 feet to 4 feet for a proposed detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the north side of 117th Street, approximately 249 feet east of Hamlin Boulevard in Worth Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272005 DOCKET #7883 – D. DEPKE, Owner Application: Variation to reduce lot area from 40,000 square feet to 25,000 square feet (existing) and reduce lot width from 150 feet to 125 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.57 of an acre, located on the north side of Forestview Drive, approximately 474 feet east of Park Lane in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272006 DOCKET #7886 – R. & S. BONO, Owners Application: Variation to reduce rear yard setback from 40 feet to 16 feet 6 inches for rear yard addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the south side of Bryn Mawr Avenue, approximately 100 feet east of Prospect Avenue in Norwood Park Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272007 DOCKET #7887 – D. KEZERLE, Owner Application: Variation to reduce lot area from 40,000 square feet to 12,867 square feet (existing); reduce lot width from 150 feet to 99 feet (existing); reduce right interior side yard setback from 15 feet to 9 feet (existing); and reduce rear yard setback from 50 feet to 45 feet for a deck in the R-4 Single Family Residence District. Applicant is removing the old deck and replacing with new decking on the same dimensions. The subject property consists of approximately 0.30 of an acre, located on the west side of 117th Street, approximately 99 feet north of 156th Street in Orland Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272008 DOCKET #7888 – M. ZUREK, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 3 feet and increase the floor area ratio from .40 to .70 for a single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the east side of Linder Avenue, approximately 126 feet south of 50th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

272009 DOCKET #7889 – C. & B. DEHENN, Owners Application: Variation to reduce front yard setback from 30 feet to 20 feet for front porch addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the east side of Landen Drive, approximately 440 feet south of Wrightwood Avenue in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272010 DOCKET #7890 – N. & P. HUEGEL, Owners Application: Variation to reduce rear yard setback from 40 feet to 11 feet (existing) for a proposed addition to existing deck and pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the south side of Sawhorse Drive, approximately 261 feet east of McDonough Drive in Hanover Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272011 DOCKET #7892 – J. DOBOS, Owner Application: Variation to reduce rear yard setback from 40 feet to 23 feet (existing) for proposed additions in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the west side of Huber Lane, approximately 122 feet north of Linneman Street in Northfield Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272012 DOCKET #7894 – M. AYALA, Owner Application: Variation to reduce front yard setback from 24 feet (@20%) to 19 feet (existing); reduce left side yard setback from 10 feet to 7 feet (existing); reduce right side yard setback from 10 feet to 1 foot (existing); and reduce rear yard setback from 40 feet to 14 feet (existing) for a deck addition in the R-5 single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the south side of Montana Street, approximately 185 feet east of Hyde Park Avenue in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

272013 DOCKET #7895 – L. & C. SIMON, Owners Application: Variation to reduce lot width from 150 feet to 103 feet (existing) and reduce lot area from 40,000 square feet to 21,243 square feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.49 of an acre, located on the southwest corner of Thornwood Avenue and Crawford Avenue in Rich Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 272014 DOCKET #7896 – W. ISHU, Owner Application: Variation to increase height of fence in rear yard from 6 feet to 10 feet for a 2 foot retaining wall with an 8 foot fence on top in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Glenshire Road, approximately 174 feet south of Glenview Road in Northfield Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272015 DOCKET #7897 – C. & M. GRAHAM, Owners Application: Variation to reduce lot area from 40,000 square feet to 23,356 square feet (existing); reduce lot width from 150 feet to 105 feet (existing) and reduce corner side yard setback from 25 feet to 17 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.54 of an acre, located on the northwest corner of 207th Street and Travers Avenue in Bloom Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272016 DOCKET #7898 – F. LAS, Owner Application: Variation to reduce rear yard setback from 40 feet to 25 feet (existing); reduce corner side yard setback from 15 feet to 12 feet (existing); and increase floor area ratio from .40 to .43 for 2nd floor addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the northwest corner of Long Avenue and 48th Street in Stickney Township. **Recommendation: That the application be denied.**
- Conditions: None
- Objectors: None
- 272017 DOCKET #7899 – I. GRZYMOKOSKI, Owner Application: Variation to reduce front yard setback from 25 feet (@20%) to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; and increase the floor area ratio from .40 to .50 for a new single family residence and rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of Luna Avenue, approximately 222 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 272018 DOCKET #7900 – I. GRZYMOKOSKI, Owner Application: Variation to reduce front yard setback from 25 feet (@20%) to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; and increase the floor area ratio from .40 to .50 for a new single family residence and rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of Luna Avenue, approximately 197 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

PLATS

272019 PLAT OF DEDICATION, Dedication of Apple Drive and Pine Avenue, consisting of the West 33 feet and the South 33 feet of that part of the west half of the Northwest quarter of Section 27, Township 37, North, Range 11 East of the Third Principal Meridian described as follows: Beginning at a Point that is 960 feet Northerly of the South line and 554.72 feet Westerly of the East line of the West half of the Northwest quarter of said Section 27; thence Northerly 200 feet, thence Westerly 280 feet; thence Southerly 233 feet, thence Easterly 280 feet, thence Northerly 33 feet to the point of beginning. Located at 12205 Pine Avenue and 111 Apple Avenue in unincorporated Lemont Township. The County Map Department has investigated the above mentioned Plat of Dedication and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Dedication has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. **Recommendation: That the said plat be approved.**

272020 PLAT OF SUBDIVISION, Subject: FAREJ'S Subdivision, being a Subdivision of part of the West Half of the Northwest quarter of Section 27, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois of the following described tract of land: Beginning at a point on the West line of said Section 27 a Distance of 412.85 feet south of the Northwest corner of Section 27; thence Easterly 214 feet; Thence Southerly parallel to the west line of said Section 27 a distance of 642 feet; thence in a westerly direction 214 feet to the west line of said Section 27; thence Northerly along the west line of said Section 27 a distance of 642 feet to the place of beginning, in Cook County, Illinois. Located on the east side of Walker Road about 1500 feet north of McCarthy Road, in unincorporated Maine Township. The County Map Department has investigated the above mentioned Plat of Subdivision and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Subdivision has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. **Recommendation: That the plat be approved.**

* The next regularly scheduled meeting is presently set for Thursday, September 8, 2005.